



May 2, 2022

KCB Buildings LLC
Keith Barnes, AIA, LEED AP – Registered Wisconsin Architect
P (WI): 608-669-4923
keith@kcbbuildings.com

Statement of Intent

5025 N Hollywood – Whitefish Bay, WI – Second Story Addition over Existing Attached Garage

The single-family residence located at 5025 N Hollywood Ave is an existing 2-story home with a 2-car attached garage. The site is predominantly a flat site and the lot is an interior lot on the west side of N Hollywood Ave between E Lancaster Ave (to the North) and E Fairmount Ave (to the South). The proposed project includes a second-story addition over the existing attached garage which includes two additional bedrooms and one additional bathroom. The existing roof ridge height will not be exceeded by the addition.

A handwritten signature in black ink, appearing to read "KEITH", followed by a long horizontal line.

Keith C. Barnes, AIA, LEED AP
Architect, Owner
KCB Buildings LLC
P (WI): 608-669-4923

M.S.S. / MORTGAGE SURVEY SERVICE

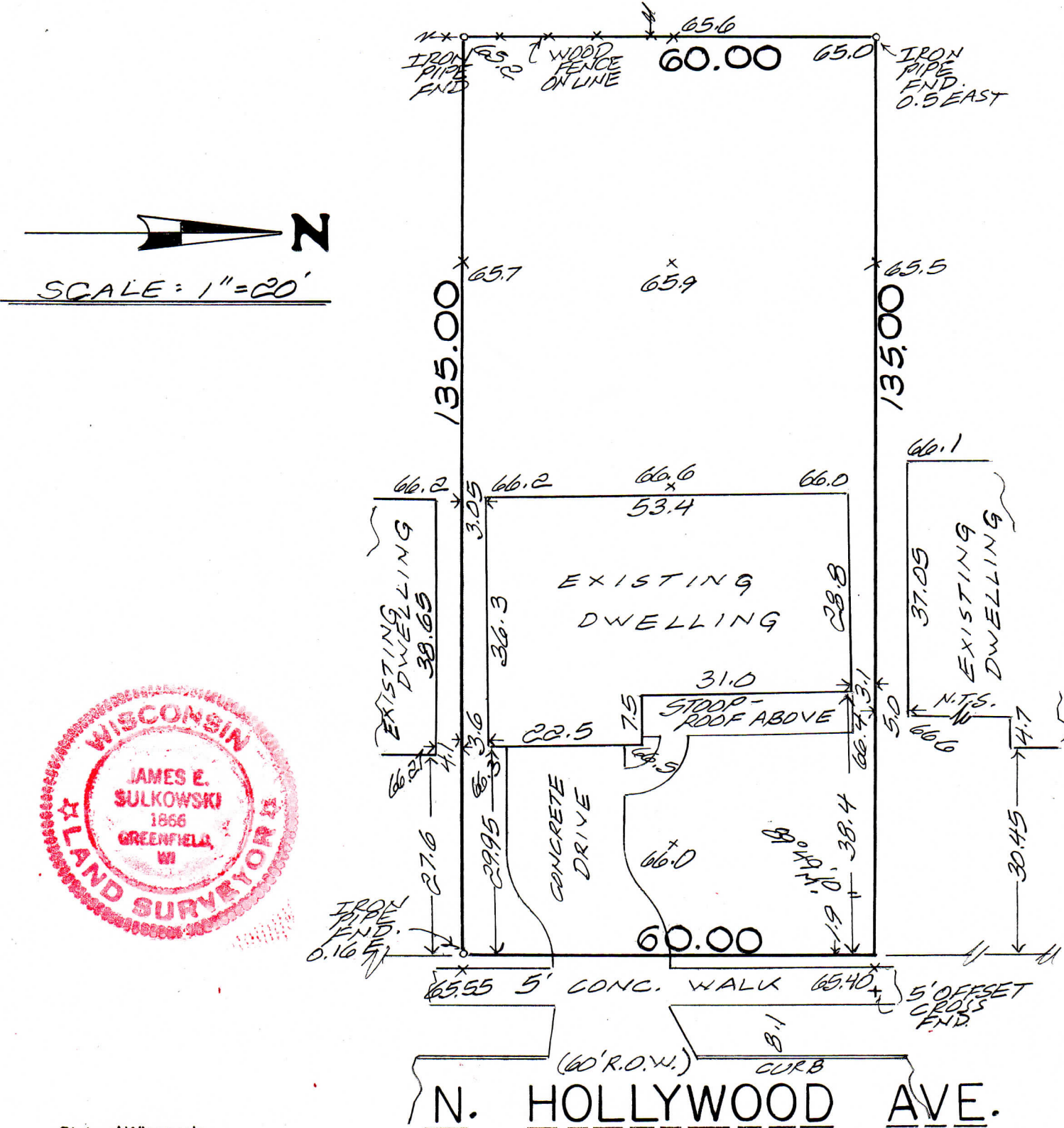
6617 West Coldspring Road Greenfield, Wisconsin 53220 (414) 327-4400

Prepared For Lakeview Remodeling, LLC

Location of Property 5025 North Hollywood Avenue, Whitefish Bay, WI

Description of Property

The South 60.00 ft of the North 60.25 feet of Lot 7, in Block 4, in ASSESSOR'S PLAT NO. 246, being a part of the Southwest ¼ of Section 33, Township 8 North, Range 22 East, in the Village of Whitefish Bay, Milwaukee County, Wisconsin.



State of Wisconsin

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owner of the property, and also those who purchase, mortgage, or guarantee the title thereto within (1) year from date hereof.

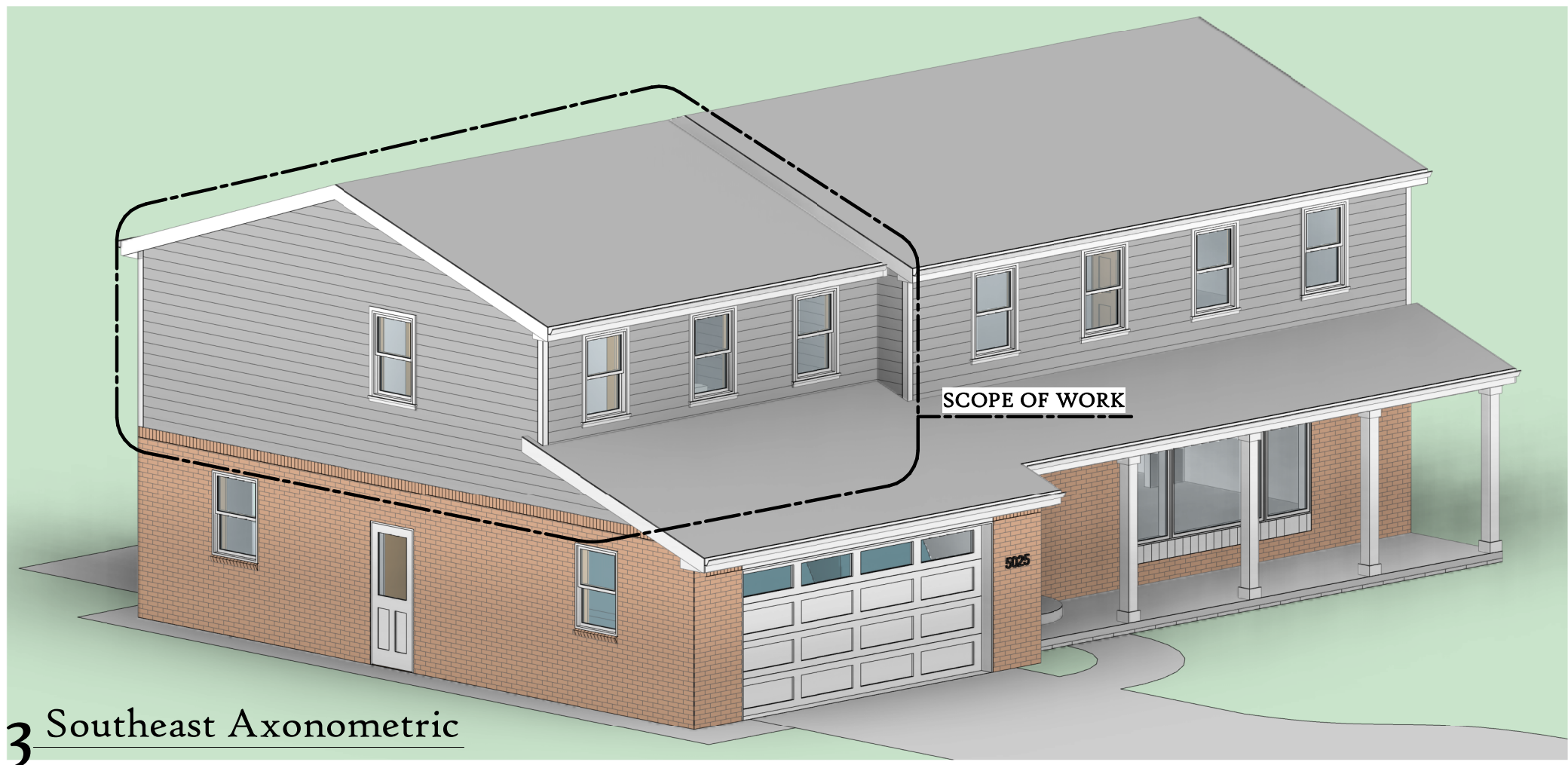
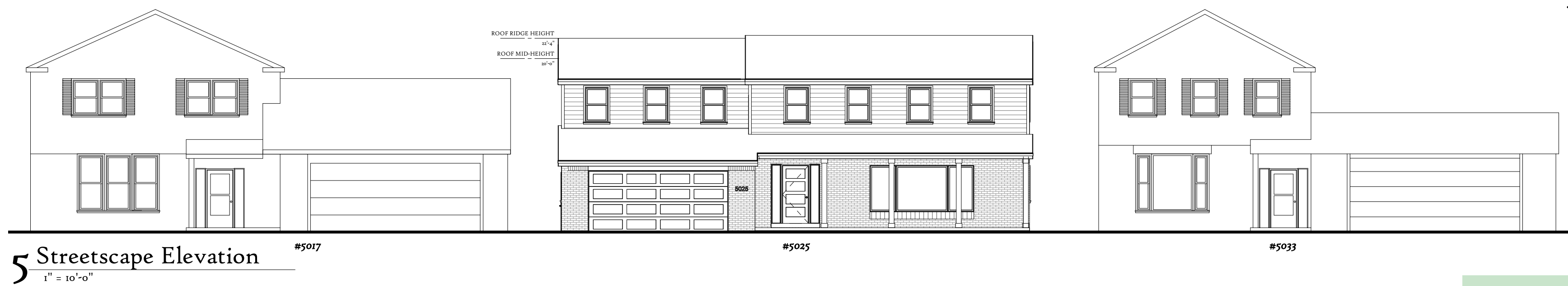
Dated at Greenfield, WI , this 26th day of April 2022

NOTE: All property corners will not be located, verified and/or reset (per Section A-E7.01 Wisconsin Administrative Code) unless specifically requested.

James E. Sulkowski
Registered Land Surveyor

RESIDENTIAL SECOND STORY ADDITION

5025 N Hollywood Ave.



EXISTING CONDITION PHOTOGRAPH

EXISTING CONDITION PHOTOGRAPH

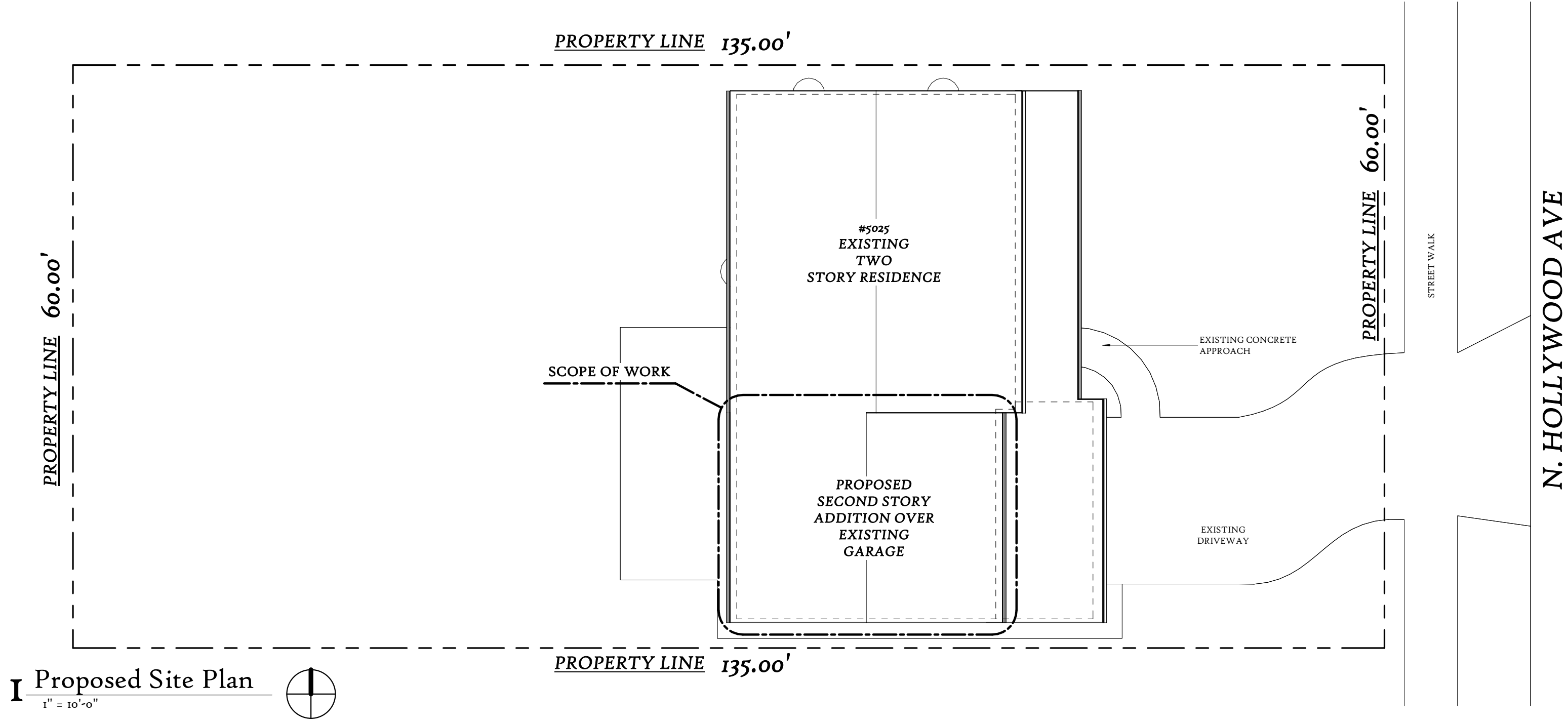
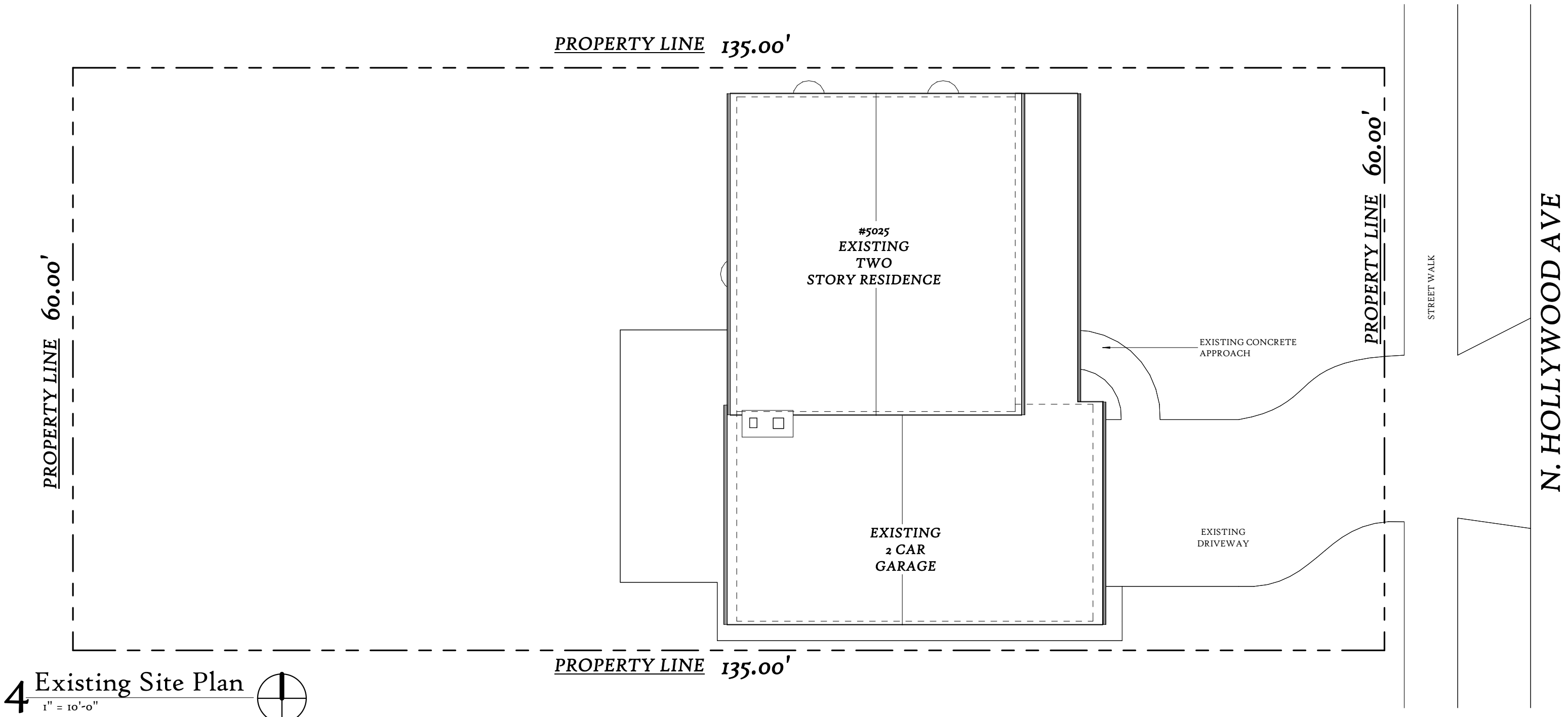


DRAWING INDEX

DRAWING INDEX	
Sheet Number	Sheet Name
A-001	Cover Sheet & Site Information
A-101	First & Second Floor Plans
A-102	Basement Plan & Roof Plan
A-201	Exterior Elevations

ZONING INFO:

- Lot Area: 8100 sf
- Zoning District: 2, Single Family Residential District
- Required Minimum Setbacks:
Front: 30' (mapped)
Side: 3'
Rear: 10' (3' for garage)



PROJECT:

5025 N Hollywood - Second Story Addition

OWNER:

Bryan & Christine Schultz

PROJECT ADDRESS:

5025 N Hollywood Ave

CONTRACTOR:
LAKEVIEW REMODELING, LLC
CONTACT:
MIKE DINDORF 414-708-9528
lakeviewremodel@gmail.com

ARCHITECT:
KCB BUILDINGS
CONTACT:
KEITH BARNES, AIA 608-669-4933
keith@kcbbuildings.com

Drawing Issuance Schedule:		
No.	Description	Date
1	ARC Submittal	5/2/2022

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.



Sheet Title:

Cover Sheet & Site Information

Scale 1" = 10'-0"

Date 5/2/2022

Sheet No.

A-001

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
NEW WALL
(E) <0000>
EXISTING WINDOW
OPENING TO REMAIN
UNALTERED
REPLACE WINDOW
<0000>
NEW WINDOW &
OPENING



PROJECT:

5025 N Hollywood - Second
Story Addition

OWNER:

Bryan & Christine Schultz

PROJECT ADDRESS:

5025 N Hollywood Ave

CONTRACTOR:

LAKEVIEW REMODELING, LLC

CONTACT:

MIKE DINDORF 414-708-9528
lakeviewremodel@gmail.com

ARCHITECT:

KCB BUILDINGS

CONTACT:

KEITH BARNES, AIA 608-669-4923
keith@kcbbuildings.com

Drawing Issuance Schedule:

No.	Description	Date
1	ARC Submittal	5/2/2022

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:



Sheet Title:

First & Second Floor
Plans

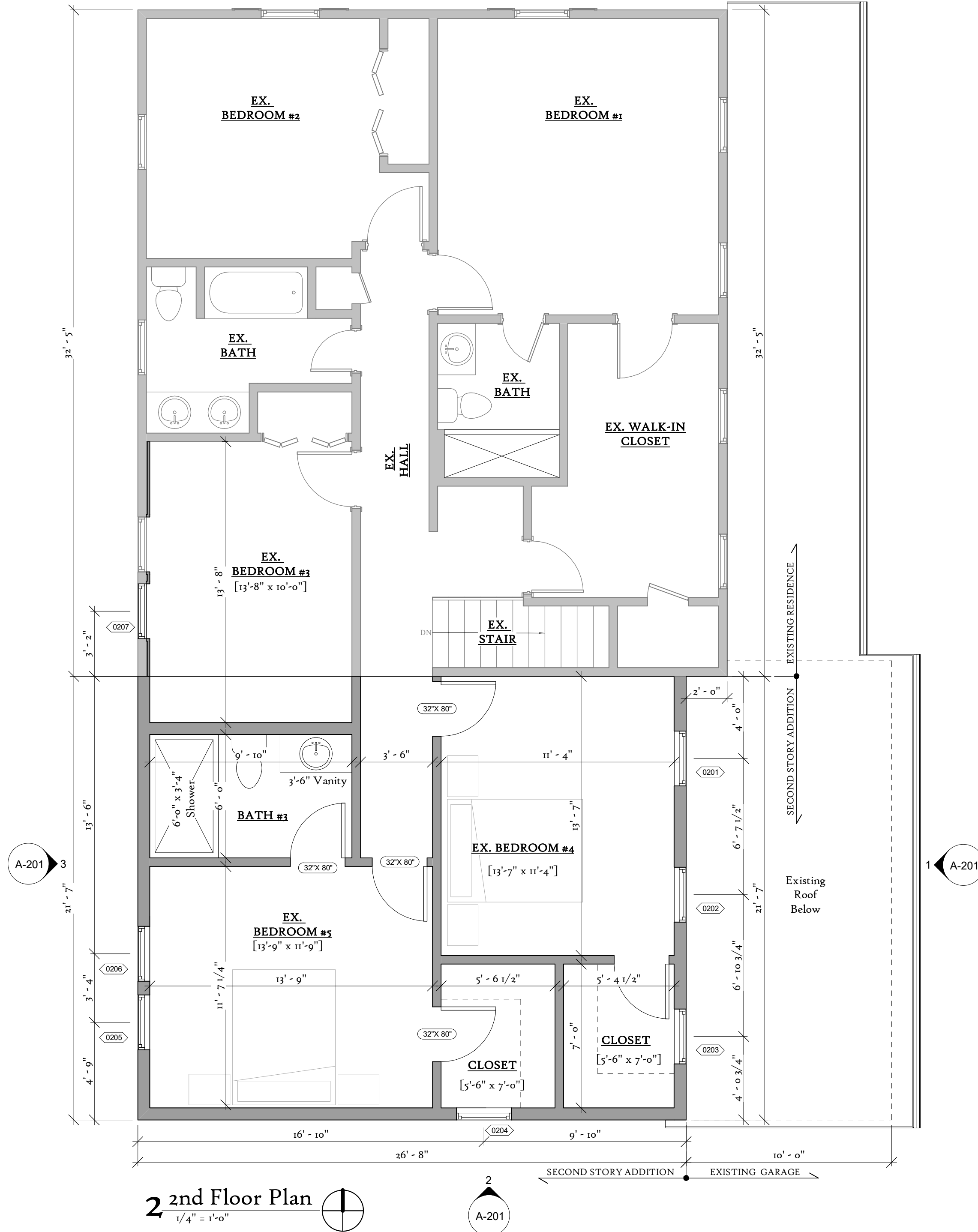
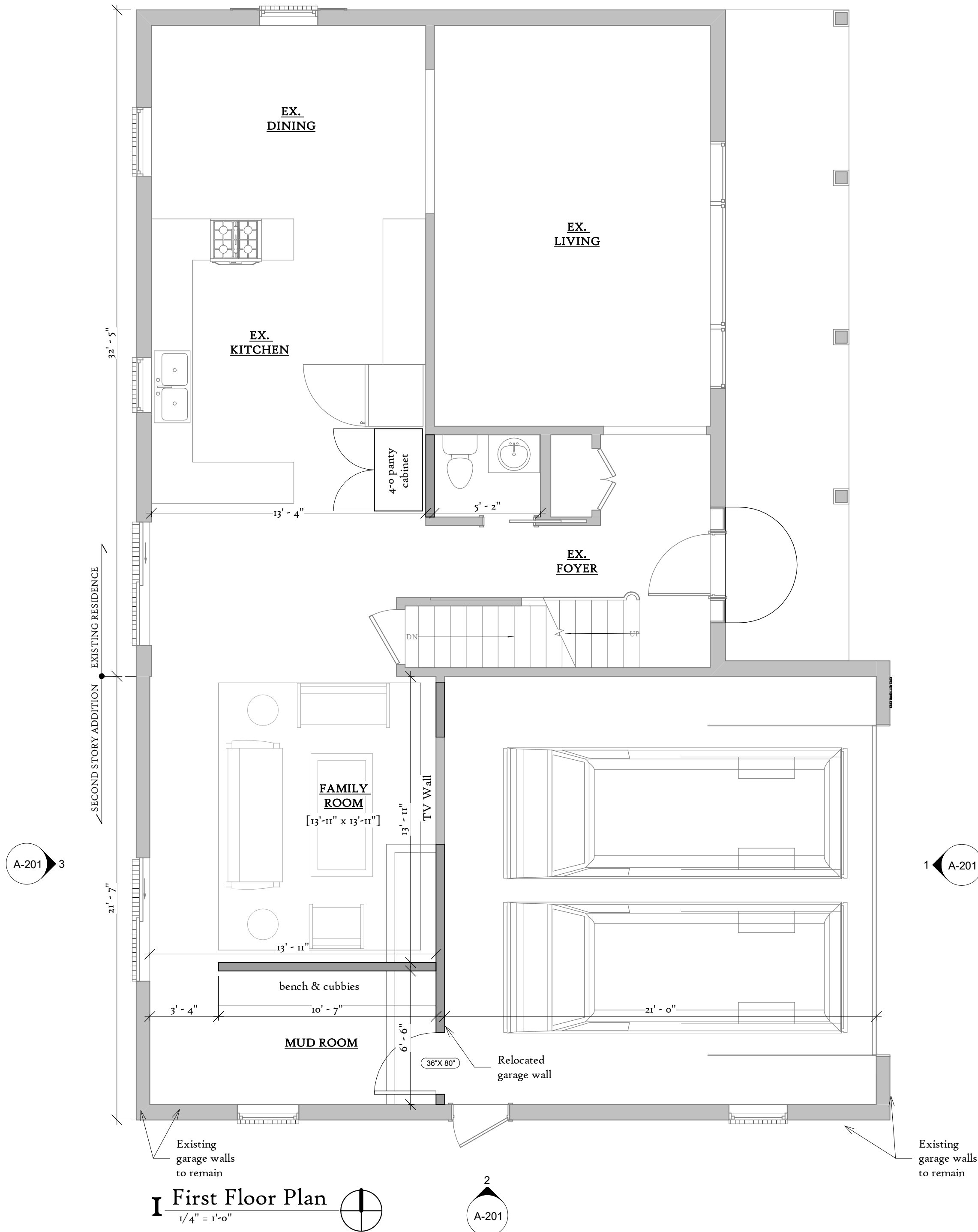
Scale 1/4" = 1'-0"

Date 5/2/2022

Sheet No.

A-101

5/2/2022 7:27:03 AM



PROJECT:

5025 N Hollywood - Second
Story Addition

OWNER:

Bryan & Christine Schultz

PROJECT ADDRESS:

5025 N Hollywood Ave

CONTRACTOR:

LAKEVIEW REMODELING, LLC

CONTACT:

MIKE DINDORF 414-708-9528
lakeviewremodel@gmail.com

ARCHITECT:

KCB BUILDINGS

CONTACT:

KEITH BARNES, AIA 608-669-4923
keith@kcbbuildings.com

Drawing Issuance Schedule:

No.	Description	Date
1	ARC Submittal	5/2/2022

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:



Sheet Title:

Basement Plan &
Roof Plan

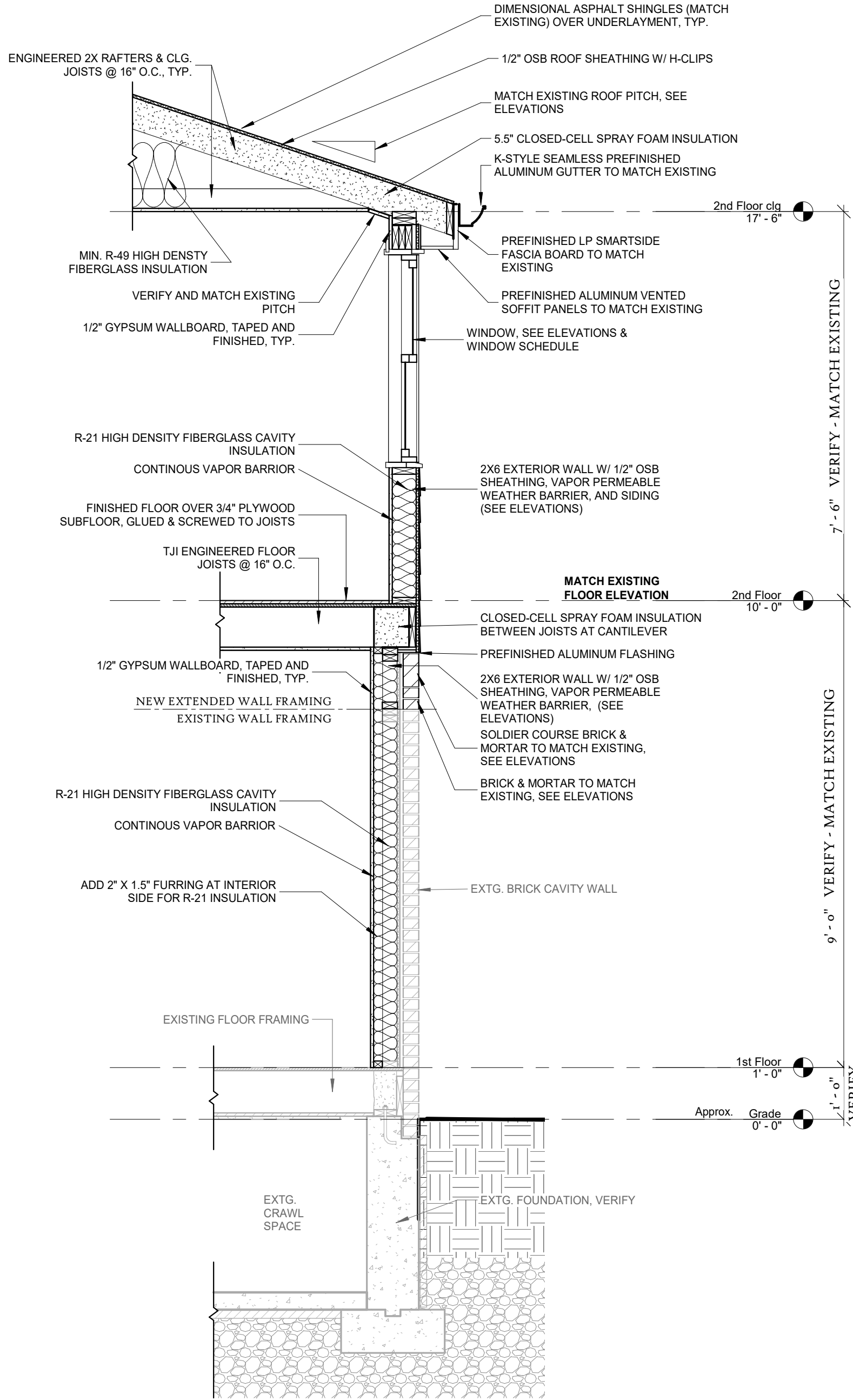
Scale As indicated

Date 5/2/2022

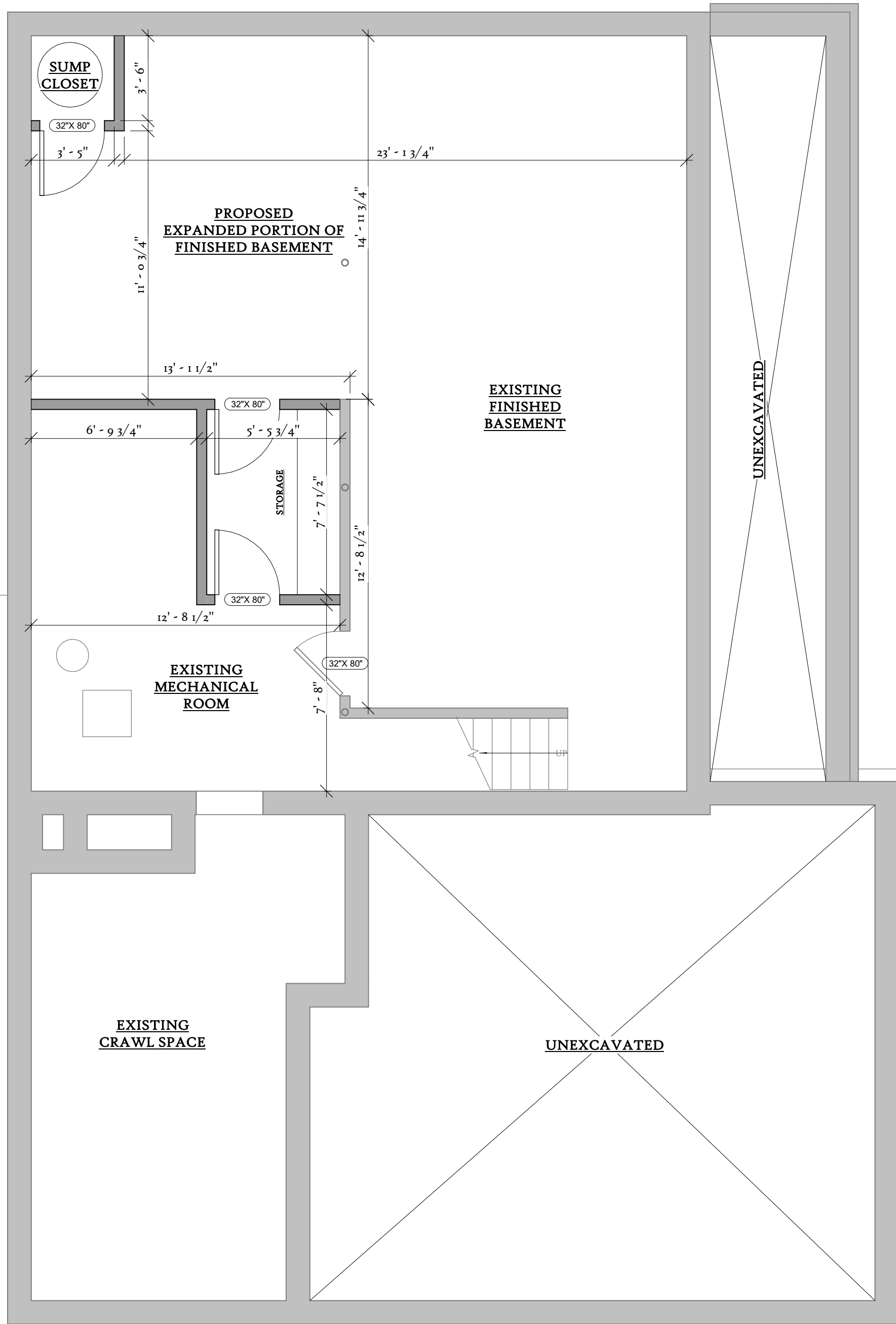
Sheet No.

A-102

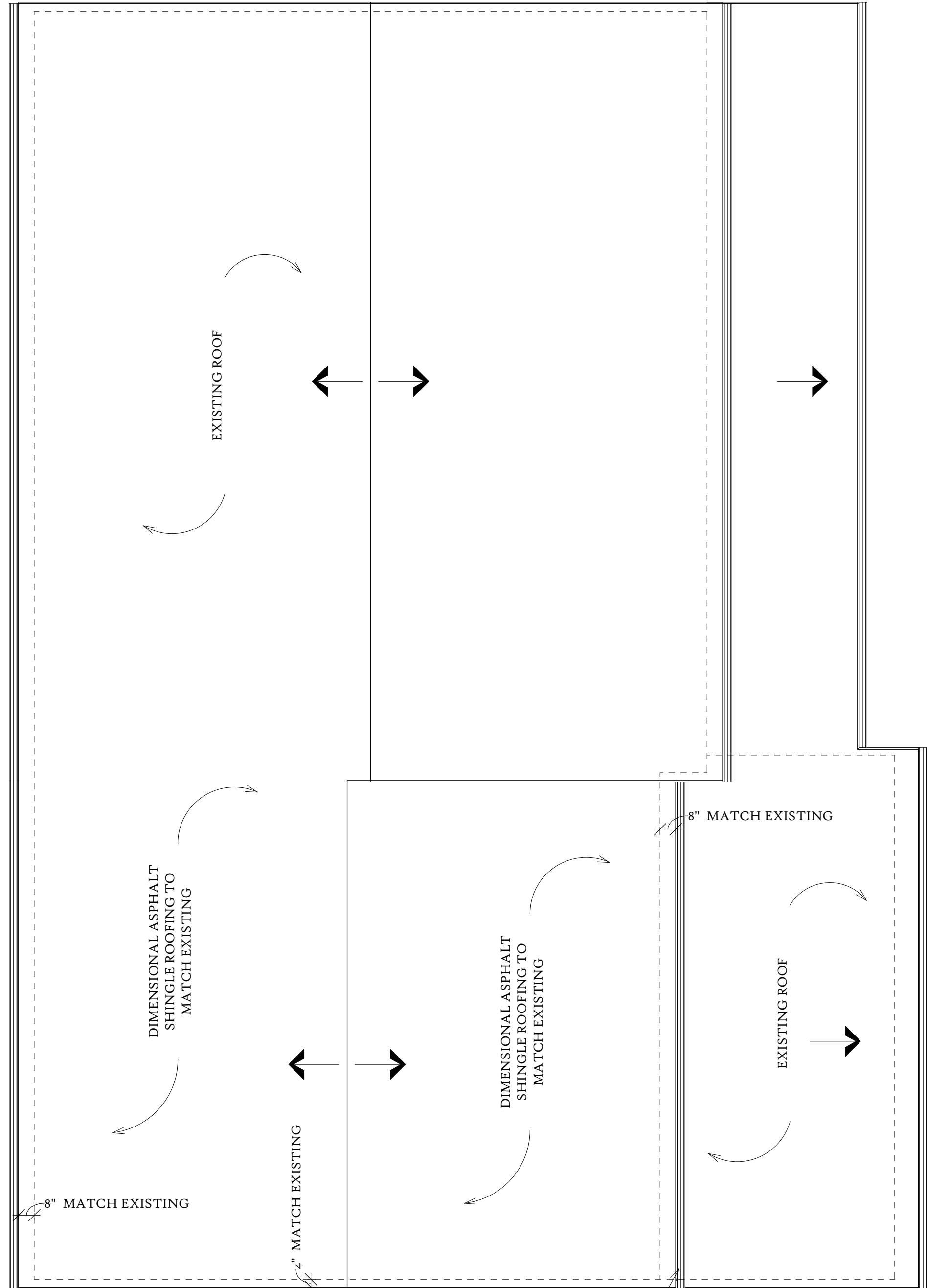
5/2/2022 7:27:04 AM



3 WALL SECTION @ REAR
1/2" = 1'-0"



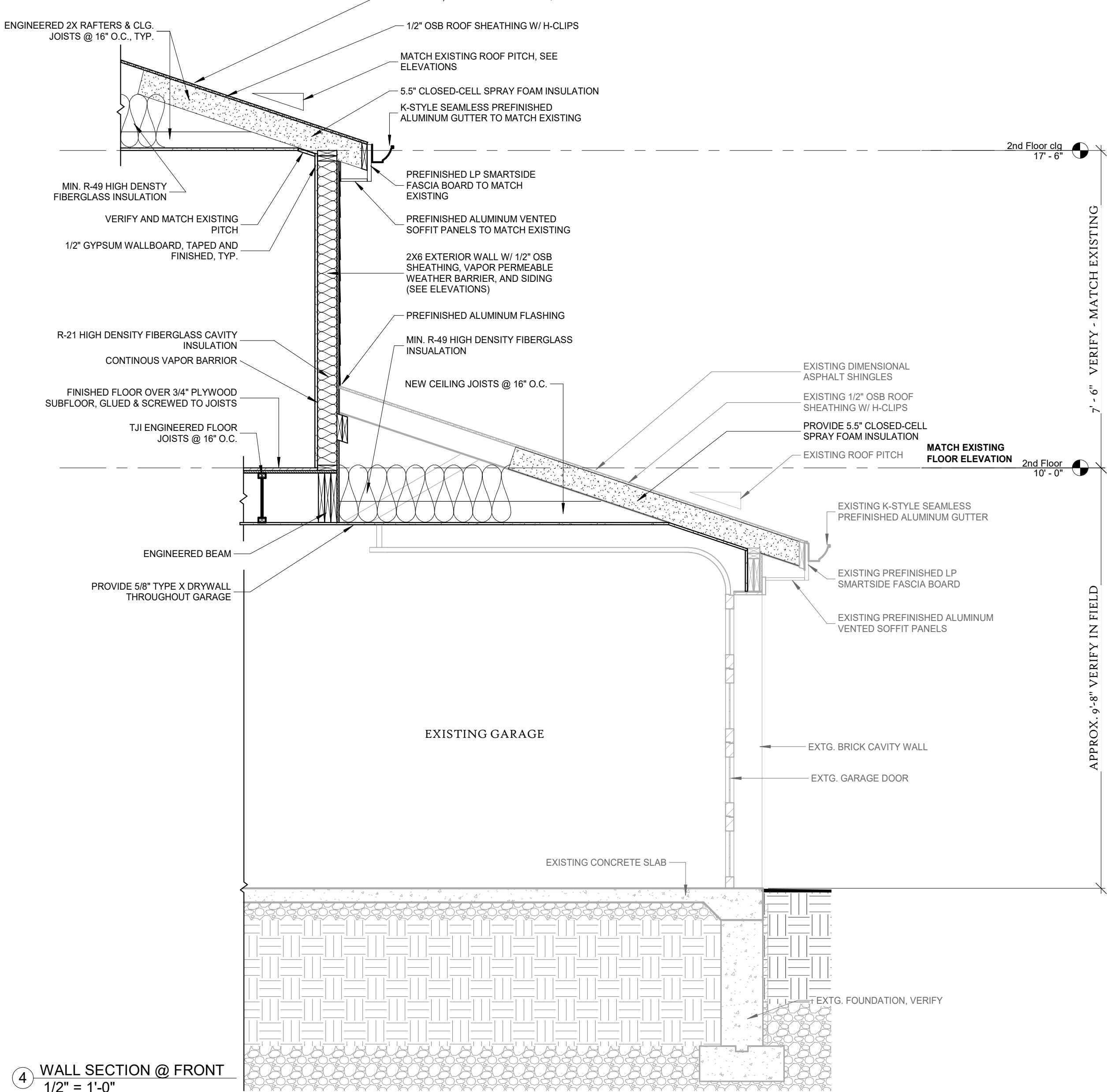
1 Basement Floor Plan
1/4" = 1'-0"



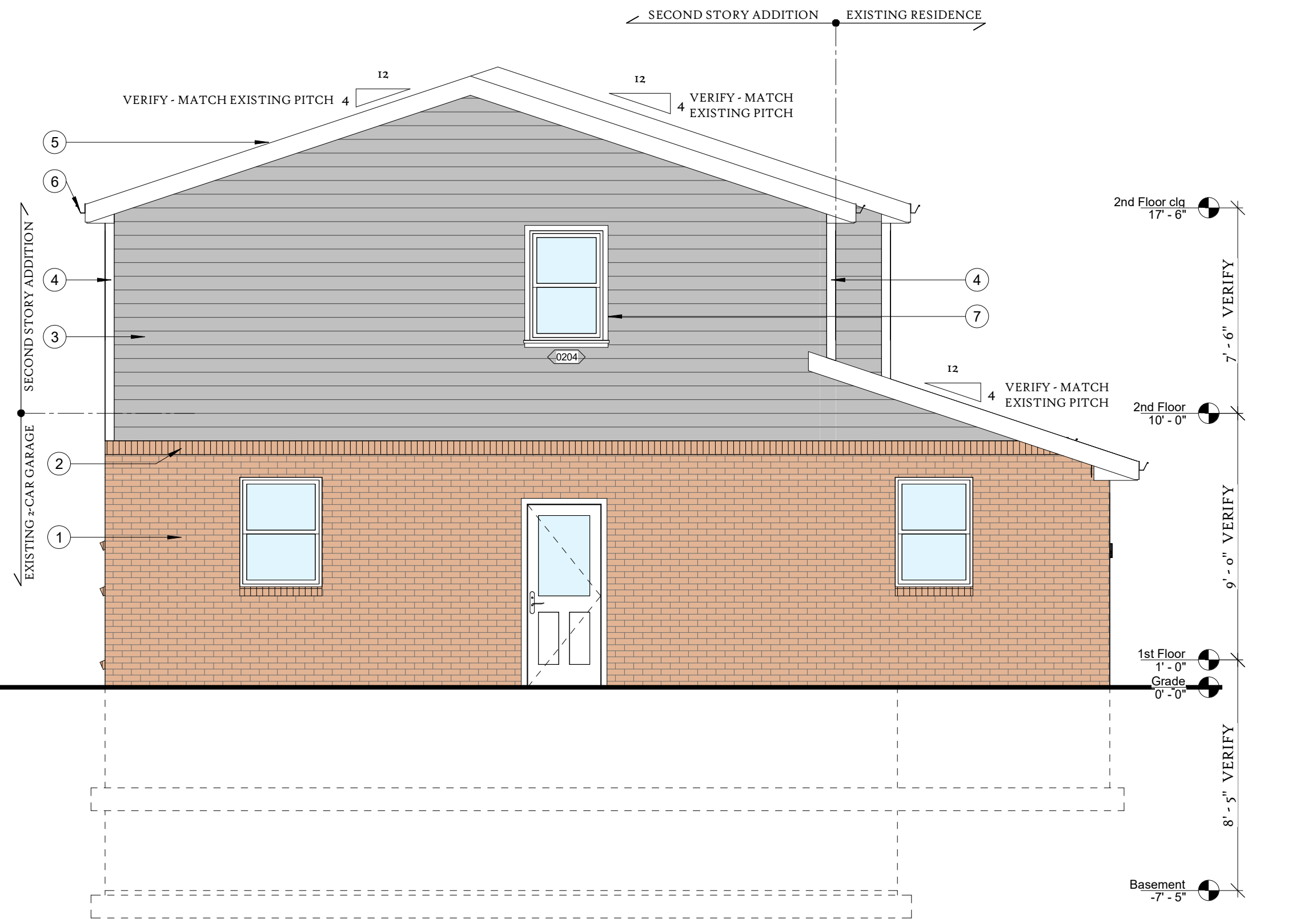
2 Roof Plan
1/4" = 1'-0"



1 East (Front) Elevation
1/4" = 1'-0"



4 WALL SECTION @ FRONT
1/2" = 1'-0"



2 South (Side) Elevation
1/4" = 1'-0"

Window Schedule						
Tag	Window Type	Height	Width	Sill Height	Head Height	
0201	Window-Double-Hung	4'-0"	2'-8"	2'-8"	6'-8"	
0202	Window-Double-Hung	4'-0"	2'-8"	2'-8"	6'-8"	
0203	Window-Double-Hung	4'-0"	2'-8"	2'-8"	6'-8"	
0204	Window-Double-Hung	4'-0"	2'-8"	2'-8"	6'-8"	
0205	Window-Double-Hung	4'-0"	2'-8"	2'-8"	6'-8"	
0206	Window-Double-Hung	4'-0"	2'-8"	2'-8"	6'-8"	
0207	Window-Double-Hung	4'-0"	2'-8"	2'-8"	6'-8"	

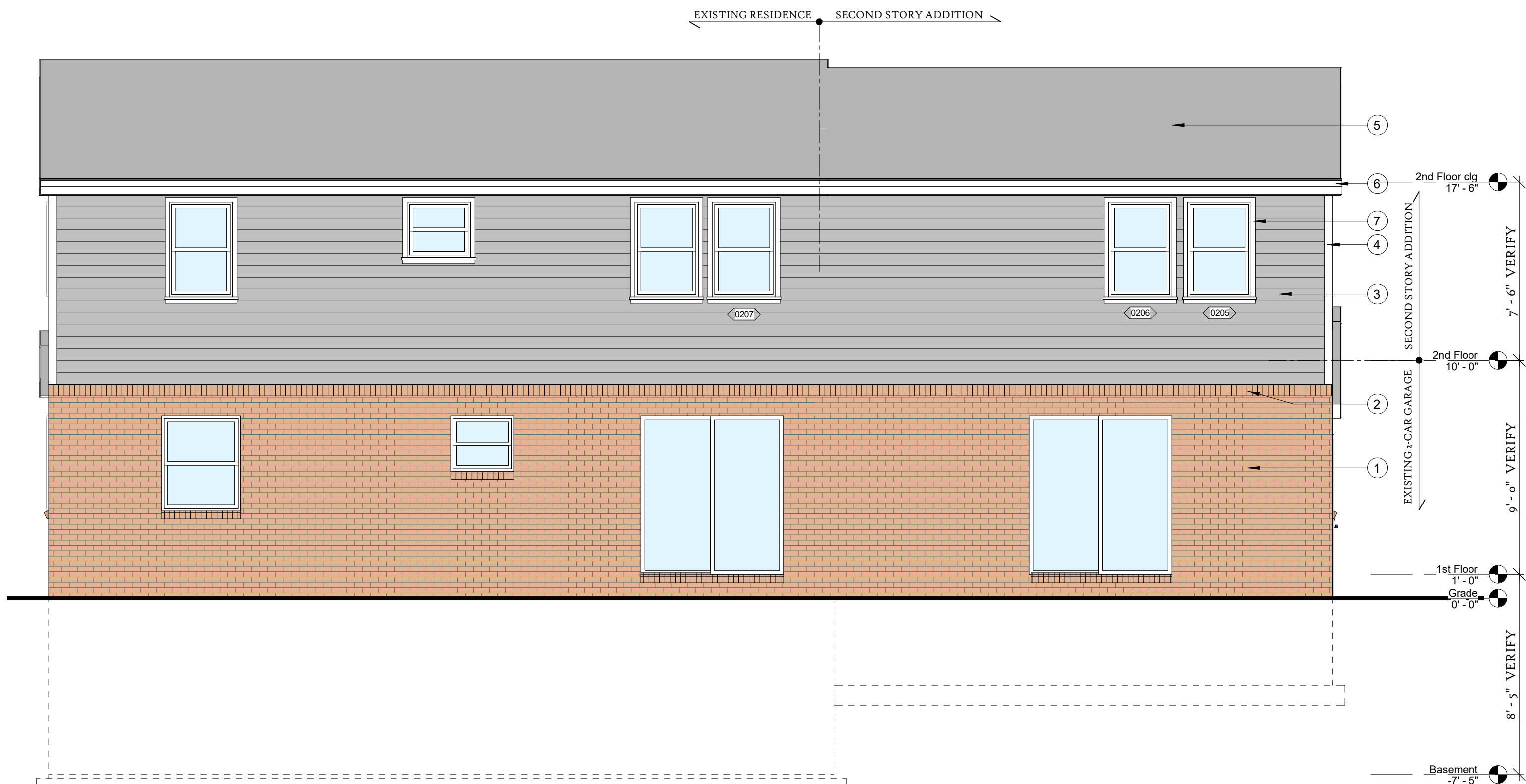
Grand total: 7
WINDOW NOTE: ALL NEW WINDOWS TO BE MARVIN FIBERGLASS WINDOWS TO MATCH EXISTING - WHITE EXTERIOR FINISH AND WOOD INTERIOR. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING.

EXTERIOR GENERAL NOTES

- NOTE: PROVIDE BRICK AND MORTAR MOCK-UP INSTALLATIONS ADJACENT TO EXISTING BRICK IN ADVANCE OF INSTALLING NEW BRICK TO ENSURE SATISFACTORY MATCH IS OBTAINED. ALLOW AMPLE TO TIME FOR MORTAR TO CURE TO ACCOUNT FOR ANY COLOR DEVIATIONS THAT MAY OCCUR DURING CURING PROCESS.
- FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

EXTERIOR KEYED NOTES

- NEW BRICK & MORTAR - COLOR TO MATCH EXISTING
- SOLDIER COURSE BRICK AT TOP OF FIRST FLOOR WALL TOP TO MATCH EXISTING
- HORIZONTAL SIDING - LAP PRE-FINISHED ENGINEERED WOOD SIDING (LP SMART SIDING) TO MATCH EXISTING
- WHITE PRE-FINISHED COMPOSITE WOOD TRIM
- DIMENSIONAL ASPHALT SHINGLE ROOFING TO MATCH EXISTING
- PREFINISHED ALUMINUM GUTTER - WHITE
- WINDOW CASING/TRIM TO MATCH EXISTING



3 West (Rear) Elevation
1/4" = 1'-0"



PROJECT:

5025 N Hollywood - Second Story Addition

OWNER:

Bryan & Christine Schultz

PROJECT ADDRESS:

5025 N Hollywood Ave

CONTRACTOR:

LAKEVIEW REMODELING, LLC

CONTACT:

MIKE DINDORF 414-708-9528
lakeviewremodel@gmail.com

ARCHITECT:

KCB BUILDINGS

CONTACT:

KEITH BARNES, AIA 608-669-4933
keith@kcbbuildings.com

Drawing Issuance Schedule:

No.	Description	Date
1	ARC Submittal	5/2/2022

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:



Sheet Title:

Exterior Elevations

Scale As indicated

Date 5/2/2022

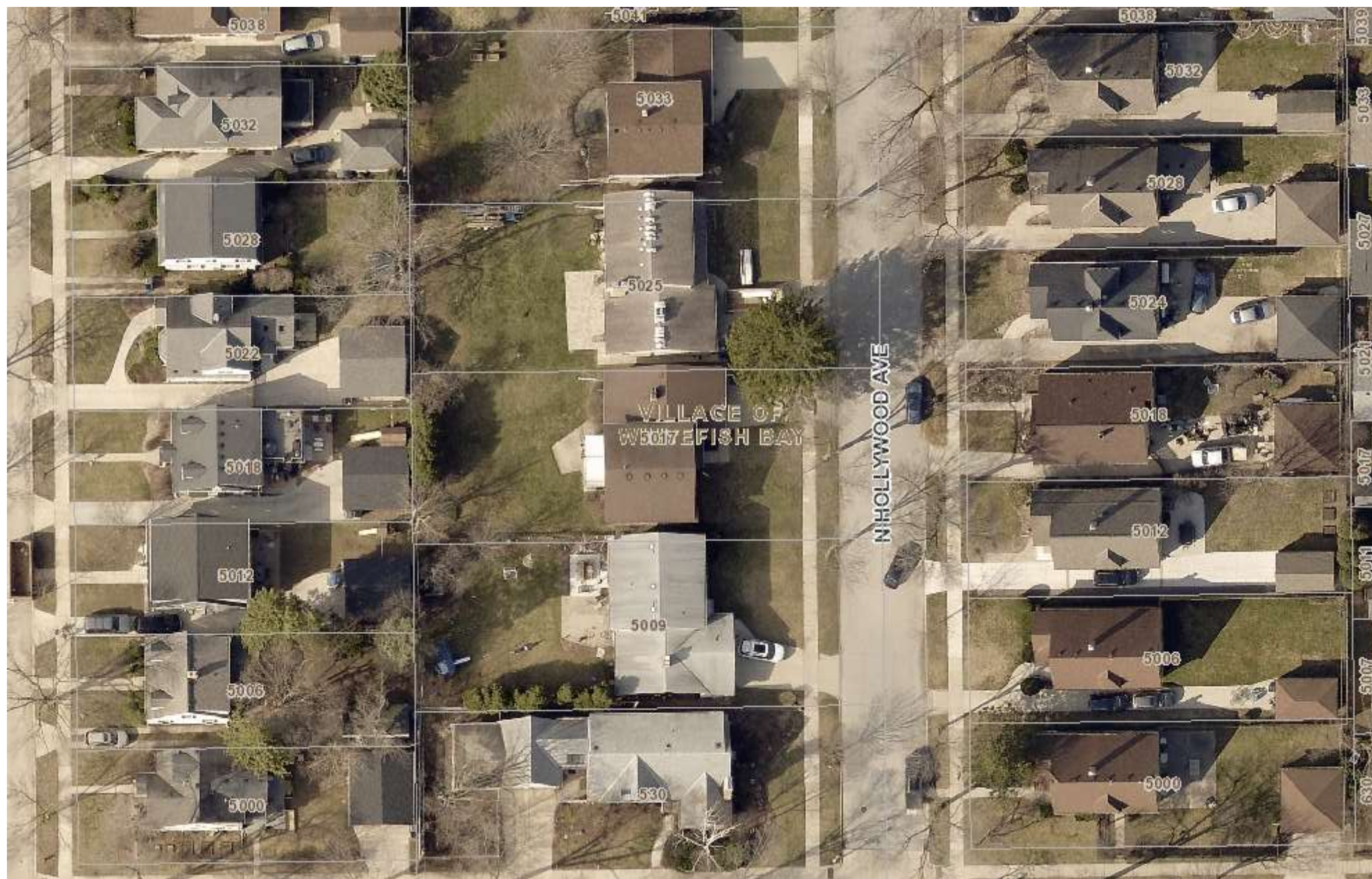
Sheet No.

A-201

5/2/2022 7:27:07 AM



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



94 0 47 94 Feet

NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_4803_Ft_ 1: 564

USMCAMLIS



DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Design Area Information Worksheet

Address 5025 N Hollywood

Height

To Peak	Existing <u>22.7'</u>	Proposed <u>22.7'</u>	No change proposed
To Mid Span	Existing <u>19.8'</u>	Proposed <u>19.8'</u>	No change proposed
To Eave	Existing <u>16.9'</u>	Proposed <u>16.9'</u>	No change proposed

Setbacks

Front	Existing <u>29.95'</u>	Proposed <u>29.95'</u>	No change proposed
Right Side	Existing <u>3.1'</u>	Proposed <u>3.1'</u>	No change proposed
Left Side	Existing <u>3.05'</u>	Proposed <u>3.05'</u>	No change proposed
Rear	Existing <u>67.0'</u>	Proposed <u>67.0'</u>	No change proposed

Structure Information

First Floor Sq. Ft.	Existing <u>1232 sf</u>	Proposed <u>1262 sf</u>
Second Floor Sq. Ft.	Existing <u>928 sf</u>	Proposed <u>1504 sf</u>
Covered Porches	Existing <u>0 sf</u>	Proposed <u>0 sf</u>
Enclosed Porches	Existing <u>0 sf</u>	Proposed <u>0 sf</u>
Accessory Bldgs	Existing <u>510 sf</u>	Proposed <u>480 sf</u>

Lot Size (sq ft) 8,100 sf

Floor Area Ratio Existing 26.7% Proposed 34.1%

Please provide the address and Floor Area Ratio for each home in the Design Area

	FAR of Design Area	Lot (sf)	Bldg (sf)	FAR
1	5028 N DIVERSEY BLVD	4800	1860	38.8
2	5022 N DIVERSEY BLVD	4800	1628	33.9
3	5009 N HOLLYWOOD	8100	2040	25.2
4	5017 N HOLLYWOOD	8100	2040	25.2
5	5033 N HOLLYWOOD	8100	1979	24.4
6	5041 N HOLLYWOOD	8100	1905	23.5
7	5047 N HOLLYWOOD	5805	1378	23.7
8	5053 N HOLLYWOOD	5400	1783	33.0
9	5059 N HOLLYWOOD	5400	1558	28.9
10	5070 N HOLLYWOOD	5400	1338	24.8

F.A.R. is calculated by dividing the total, or gross, floor area of the building by the gross area of the lot. Enclosed porches should be included in the gross floor area. Garages (attached or detached) should not be included in the F.A.R. calculation.

Design Area Information Worksheet

	FAR of Design Area	Lot (sf)	Bldg (sf)	FAR
11	5064 N HOLLYWOOD	5400	1610	29.8
12	5060 N HOLLYWOOD	5670	1519	26.8
13	5054 N HOLLYWOOD	5400	1660	30.7
14	5048 N HOLLYWOOD	4860	2492	51.3
15	5044 N HOLLYWOOD	4860	1914	39.4
16	5038 N HOLLYWOOD	4860	1813	37.3
17	5032 N HOLLYWOOD	5400	1542	28.6
18	5028 N HOLLYWOOD	5400	1783	33.0
19	5024 N HOLLYWOOD	5400	1741	32.2

21.

22.

23.

24.

25.

26.

27.

28.

29.

30.

31.

32.

33.

34.

35.

36.

37.

38.

39.

40.

F.A.R. is calculated by dividing the total, or gross, floor area of the building by the gross area of the lot. Enclosed porches should be included in the gross floor area. Garages (attached or detached) should not be included in the F.A.R. calculation.





FRONT SIDE PHOTO



NORTH SIDE PHOTO



SOUTH SIDE PHOTO



REAR PHOTO



Keith C. Barnes, AIA, LEED AP
Registered Architect [New York, Wisconsin]
e: keith@kcbbuildings.com p: (608) 669-4923

5025 N. Hollywood Blvd - SUBJECT PROPERTY

5025 N. Hollywood Blvd.

DESIGN AREA PHOTOGRAPHS

Project Address:
5025 N. Hollywood Blvd

SK-000

Scale:



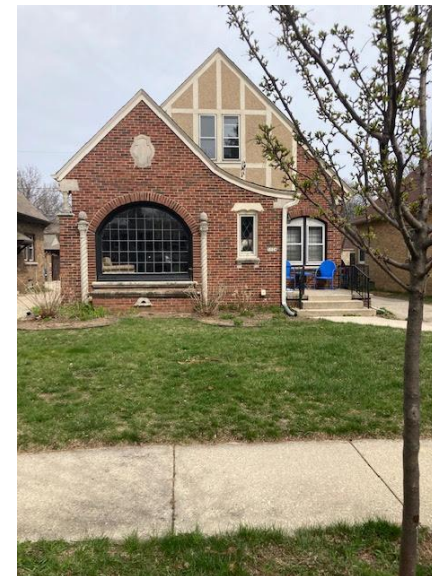
5006 N. Hollywood



5012 N. Hollywood



5018 N. Hollywood



5024 N. Hollywood



Keith C. Barnes, AIA, LEED AP
Registered Architect [New York, Wisconsin]
e: keith@kcbuildings.com p: (608) 669-4923

5025 N. Hollywood Blvd.

DESIGN AREA PHOTOGRAPHS

Project Address:
5025 N. Hollywood Blvd.

SK-000

Scale:



5028 N. Hollywood



5032 N. Hollywood



5038 N. Hollywood



5044 N. Hollywood



Keith C. Barnes, AIA, LEED AP
Registered Architect [New York, Wisconsin]
e: keith@kcbbuildings.com p: (608) 669-4923

5025 N. Hollywood Blvd.

DESIGN AREA PHOTOGRAPHS

Project Address:	SK-000
5025 N. Hollywood Blvd	Scale:



5048 N. Hollywood



5054 N. Hollywood



5060 N. Hollywood



5064 N. Hollywood



Keith C. Barnes, AIA, LEED AP
Registered Architect [New York, Wisconsin]
e: keith@kcbbuildings.com p: (608) 669-4923

5025 N. Hollywood Blvd.

DESIGN AREA PHOTOGRAPHS

Project Address: 5025 N. Hollywood Blvd	SK-000
	Scale:



5070 N. Hollywood



5059 N. Hollywood



5053 N. Hollywood



5047 N. Hollywood



Keith C. Barnes, AIA, LEED AP
Registered Architect [New York, Wisconsin]
e: keith@kcbbuildings.com p: (608) 669-4923

5025 N. Hollywood Blvd.

DESIGN AREA PHOTOGRAPHS

Project Address: 5025 N. Hollywood Blvd.	SK-000
	Scale:



5041 N. Hollywood



5033 N. Hollywood



5017 N. Hollywood



5009 N. Hollywood



Keith C. Barnes, AIA, LEED AP
Registered Architect [New York, Wisconsin]
e: keith@kcbbuildings.com p: (608) 669-4923

5025 N. Hollywood Blvd.

DESIGN AREA PHOTOGRAPHS

Project Address:
5025 N. Hollywood Blvd.

SK-000

Scale:



5028 N. Diversey



5022 N. Diversey



Keith C. Barnes, AIA, LEED AP
Registered Architect [New York, Wisconsin]
e: keith@kcbuildings.com p: (608) 669-4923

5025 N. Hollywood Blvd.

DESIGN AREA PHOTOGRAPHS

Project Address:
5025 N. Hollywood Blvd.

SK-000

Scale: